

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF GILROY

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Reporting Period by Calendar Year: from Jan 1, 2011 to Dec. 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

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Sacramento, CA 95812-3044

**Housing Policy Department
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Gilroy
Reporting Period January 1 2011 - 12/31/2011

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income							
Mesa Ridge	SF					38	38	0					
Aviana	SF					42	42						
Dakota	SF					67	67						
Maplewood	SF					12	12						
Creekside Eagle <i>Dakota</i>	SF					12	12						
KB Homes	SF					22	22						
Rancho Meadows	SF					24	24						
460, 470 La primavera way	SF					2	2						
9105, 0185 Jardin wy	SF					2	2						
(9) Total of Moderate and Above Moderate from Table A3								▲	▲	0	221	221	
(10) Total by income Table A/A3								▲	▲			442	442

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Jurisdiction	City of Gilroy
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0					0	
No. of Units Permitted for Above Moderate	0					0	

* Note: This field is voluntary

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Table B

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed	0									
	Restricted Non-deed restricted	3								3	316
Low	Deed	13		8						21	174
	Restricted Non-deed restricted	10	12							22	
Moderate	Deed	3								3	220
	Restricted Non-deed restricted	48								48	
Above Moderate		215	21	19	88	221				584	244
Total RHNA by COG. Enter allocation number:		292	33	27	88	221				661	954
Total Units											
Remaining Need for RHNA Period											

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Gilroy	
Reporting Period	January 1 2011	- 12/31/2011

General Comments:

A. HOUSING PROGRAM STATUS

The Program Implementation Status is organized into five topic areas:

- Housing Production
- Housing Rehabilitation
- Housing Preservation and Conservation
- Housing Access
- Expanding Outreach

B. POLICY PROGRAM

1. Housing Production:

Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.

Policy 1-1: Encourage provision of a variety of housing options for Gilroy residents.

Action 1-1.1: Accessory Unit Development

To ensure the City's existing policies and procedures for accessory dwelling units are effective in providing additional affordable housing opportunities, the City shall review and identify revisions, as appropriate, to further encourage the development of accessory dwelling units.

Objective:	Review/revise existing policies and procedures for accessory dwelling units
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Review by June 2012

Action 1-1.2: Encourage Mixed-Use Development

The City will continue to implement the Downtown Specific Plan and encourage and coordinate activities with the Downtown Business Association and Economic Development Corporation to encourage mixed-use development.

Objective:	Promote mixed-use development
Responsible Agency:	Community Development
Funding Source:	General Fund/private business funding
Implementation Timeline:	Ongoing

Action 1-1.3: Mobile Home Development

The City will continue to conserve existing affordable mobile home opportunities in Gilroy, encouraging appropriate maintenance and management of existing mobile home developments.

Objective:	Conserve Existing Mobile Home Development
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Ongoing

Action 1-1.4: Encourage Affordable Housing Development

The City will review and revise, as appropriate, current incentives and regulatory concessions available to developers for the development of affordable housing throughout the City, and especially within the Downtown Gilroy Specific Plan area and Neighborhood District. Incentives and regulatory concessions may include, but are not limited to; fee waivers, parking reductions, expedited permit processing, and reduced setbacks. The City can also provide technical assistance, information on state and federal funding opportunities, and marketing to potential developers.

The City will continue to monitor development within the City's Downtown area on an annual basis to ensure the implementation of the Specific Plan's policy on encouraging the development of a mix of retail, office and higher density residential uses. The City will encourage the development of uses within the area to closely follow the recommended land use assumptions contained in the Specific Plan. If, based on its annual review, the City finds that the proportion of residential uses to non-residential uses are not being developed as assumed in the Specific Plan, the City will investigate additional incentives, concessions or assistance and revise programs as appropriate.

Objective:	Encourage Affordable Housing Development
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Review incentives and regulatory concessions within 1-year of Housing Element adoption; Revise, as

	<p>appropriate;</p> <p>Monitor the effectiveness of incentives and regulatory concession annually, thereafter</p> <p>Ongoing monitoring of development within the Downtown Gilroy Specific Plan</p>
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Policy 1-2: Ensure adequate land is available to meet all Gilroy's housing needs.

Action 1-2.1: Facilitate Infill Development

The City shall coordinate efforts with the Planning Department, private and non-profit developers, and other housing related groups to encourage the construction of residential development through a menu of regulatory incentives (i.e. streamlined review, reduced development standards, fee waivers, and other methods that will effectively encourage infill development).

The City will monitor infill development on an annual basis to ensure the effectiveness of programs to encourage housing development. If, based on its annual review, the City finds that additional programs are need to facilitate infill development, the City will investigate additional incentives, concessions or assistance and revise programs as appropriate.

Objective:	Encourage and Facilitate Infill Development
Responsible Agency:	Community Development
Funding Source:	General Fund/State funding
Implementation Timeline:	By June 2012 Monitor infill development and effectiveness of incentives annually

Action 1-2.2: Provision of Adequate Sites

The City shall revise the General Plan and Zoning Code to ensure the availability of adequate sites to accommodate projected future construction needs by income category. The City will establish and codify land use designations that will meet the projected need for the 2007-2014 planning period, and the identified shortfall from the 1999-2006 planning period. To accommodate development of affordable units, a minimum standard of 20 du/acre, in compliance with the provisions set forth in AB 2348, shall be implemented.

The City will select from the identified candidate sites listed on Table B-14

for rezoning to meet at least 50 percent of the remaining RHNA need on sites zoned exclusively for residential uses. The selected sites will permit owner-occupied and rental multi-family uses as a matter of right, without a conditional use permit or other discretionary action. For candidate sites selected that currently are identified with capacity of less than 16 units, the City will implement lot consolidation through Action 1-2.3 of this Housing Element to ensure these sites meet the minimum 16 unit/site standard.

Prior to selecting the specific sites for rezoning, the City will undertake a public participation program to notify property owners, identify additional opportunity sites, and solicit input on the sites from the community. Based on the City's evaluation of the candidate sites, revisions to the Zoning Code will be drafted. The draft Zoning Code revisions will be analyzed under CEQA requirements. The Zoning Code revision process will culminate in a public review period and adoption by the City Council.

Objective:	Identification of Adequate Sites Rezone a minimum of 52.5 acres to require a minimum density of 20 du/acre Ensure at least 26.25 acres (to accommodate 525 lower-income units) are exclusively for residential use
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Public participation program starting in September 2011. Draft revisions to Zoning Code by May 2013. Environmental analysis by August 2012. Public review and adoption by September 2012

Action 1-2.3: Encourage Lot Consolidation

The City will encourage and facilitate the consolidation of vacant and underutilized lots for residential development, especially those identified in the Adequate Site Program, through a variety of incentives, including but not limited to: incentives such as assistance with on- or off-site infrastructure costs, and other pre-development costs associated with the assemblage of multiple parcels. Consolidation will provide the opportunity to develop vacant and underutilized lots to their fullest potential. The City will evaluate the appropriateness of a variety of incentives and provide this

information to the developers, owners, and other interested parties through the City's website and/or print material at City Hall.

Objective:	Encourage and Facilitate Lot Consolidation
Responsible Agency:	Community Development
Funding Source:	General Fund/State funding sources
Implementation Timeline:	Investigate and develop incentive program, as appropriate, by June 2013

Action 1-2.4: Monitor Permit Requirements and Processing Procedures

Permit requirements and processing procedures may impact the cost, supply, timing and affordability of residential development. To ensure permit requirements and processing procedures do not constrain residential development, the City shall evaluate current requirements and procedures on an annual basis. The City will consult builders and other parties engaged in housing development activities to identify concerns. If permitting requirements including fees and processing timelines are determined to be a constraint to residential development, the City shall modify permitting requirements and/or procedures to address constraints.

Objective:	Monitor permit requirements and processing procedures and modify as appropriate
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Annual evaluation and implement changes as appropriate

Policy 1-3.1: Encourage resource conservation in residential development

Action 1-3.1: Efficient Use of Energy Resources in Residential Development

The City shall support energy conservation by adopting the Green Building Policies developed by the Santa Clara County Cities Association Green Building Collaborative. The City has adopted the Collaborative's three goals and utilizes a checklist as part of the residential and commercial application process to track voluntary implementation of green building.

Objective:	Increased Energy Efficiency
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Ongoing

2. Housing Rehabilitation:

Maintain and conserve a housing stock that is in a sound, safe and sanitary condition.

Policy 2-1: Promote maintenance and rehabilitation of structures in poor condition and take action to prevent poorly maintained properties from further deterioration.

Action 2-1.1: Housing Rehabilitation

To enhance the quality of existing neighborhoods, the City shall continue to implement the City's Housing Rehabilitation Loan Program. The City will continue utilizing Community Development Block Grant (CDBG) funds and the Gilroy Housing Trust fund to assist in the improvement of substandard housing.

Objective:	Rehabilitate 16 lower-income housing units
Responsible Agency:	Community Development
Funding Source:	CDBG (HUD)/Gilroy Housing Trust Fund
Implementation Timeline:	Ongoing

Action 2-1.2: Code Enforcement Program

To ensure continued maintenance of housing quality, condition, and use, the City shall continue to enforce the City's building codes to address, existing exterior and interior code violations. Within current staffing limits, the City will contact owners of units identified as substandard, offering inspection services and providing information on the City's Rehabilitation Loan Program and landlord/tenant information and mediation services.

Objective:	Housing Code Enforcement
Responsible Agency:	Community Development
Funding Source:	General Fund/CDBG (HUD)/Gilroy Housing Trust Fund
Implementation Timeline:	Ongoing

Action 2-1.3: Community Development Block Grant Program

The City will continue to administer the City's Community Development Block Grant Program for all eligible activities, including acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, public services, and public improvements. The City will

continue to inform non-profit organizations of funding availability through the City's website and informational packets at City Hall.

Objective:	Implement Community Development Block Grant Program
Responsible Agency:	Community Development
Funding Source:	CDBG (HUD)
Implementation Timeline:	Annually

Action 2-1.4: Housing Trust Fund

The City will continue to administer the City's Housing Trust Fund for all eligible activities, including new construction, acquisition, rehabilitation, home buyer assistance, homeless assistance, public services related to housing, and preservation of affordable housing. The City will continue to inform non-profit organizations of funding availability through the City's website and informational packets at City Hall.

Objective:	Implement Housing Trust Fund
Responsible Agency:	Programs
Funding Source:	Housing Trust Fund
Implementation Timeline:	Annually

Action 2-1.5: Acquisition and Rehabilitation of Units with Non-profit Entities

The City will seek opportunities for acquisition and rehabilitation of existing substandard single-family or multi-family units, particularly in conjunction with a non-profit entity. The City shall investigate the most effective means for outreach to the non-profit organizations to maximize participation.

Objective:	Partnership Opportunities
Responsible Agency:	Community Development
Funding Source:	Housing Trust Fund/CDBG (HUD)
Implementation Timeline:	Implement outreach strategy by June 2011

3. Preservation and Conservation of Existing Housing Stock: Retain the existing housing stock.

Policy 3-1: Ensure long-term affordability of existing below market rate housing units.

Action 3-1.1: Monitoring of Units At-Risk of Converting to Market Rate

The City shall provide for regular monitoring of deed-restricted units that

have the potential of converting to market rate. In order to proactively address units at-risk of conversion, the City shall develop a program to partner with non-profit housing providers and develop a preservation strategy.

This strategy will at least include annual contact with property owners of affordable units, identification of funds to purchase and preserve affordable units, noticing of tenants and technical assistance with applications for funds.

Objective:	Develop Proactive Preservation Strategy
Responsible Agency:	Community Development/HUD
Funding Source:	General Fund
Implementation Timeline:	Implement strategy by June 2011

Action 3-1.2: Resale Control on Owner-Occupied Below Market Rate Units

The City will continue to implement resale controls on owner-occupied Below Market Rate (BMR) units to ensure that affordable units provided through public assistance or public action are retained for 30 years or more as affordable housing stock.

Objective:	Conserving Owner-Occupied Affordable Units
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Ongoing

Action 3-1.3: Rent and Income Restrictions on Rental Below-Market Rate Units

The City will continue to implement rent and income restrictions on rental Below Market Rate (BMR) units to ensure that affordable units provided through public assistance or public action are retained for 30 years or more as affordable housing stock.

Objective:	Conserving Rental Affordable Units
Responsible Agency:	Community Development
Funding Source:	CDBG/ Housing Trust Fund
Implementation Timeline:	Ongoing

Policy 3-2: Preserve Historic Residential Resources

Action 3-2.1: Review of Existing Regulations and Policies

The City will continue to consult with the Historic Heritage Committee, and review the appropriateness and applicability of existing regulations and policies that further encourage the preservation and enhancement of historic resources in the City.

Objective:	Preservation of Historic Residential Resources
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Ongoing

4. Increasing Access to Housing Opportunity:

Increase access to decent and suitable housing for all Gilroy residents.

Policy 4-1: Promote homeownership opportunities.

Action 4-1.1: Funding Sources to Assist in Homeownership

The City will pursue potential sources of additional funding for homeownership assistance, including the availability of State HCD, CalHFA funds, and County funds. The City will improve public outreach activities through the compilation of resources for down payment assistance, silent second mortgages and other means of acquiring a home.

Objective:	Access to Funds for Homeownership Assistance
Responsible Agency:	Community Development
Funding Source:	Housing Trust Fund, State and County financing sources and MCC Certificate Program through Santa Clara County
Implementation Timeline:	Development of resources for public dissemination by June 2011; Ongoing review of additional funding sources

Policy 4-2: Encourage the provision of new affordable housing

Action 4-2.1: Funding Sources for the City of Gilroy Housing Trust Fund

The City will continue to use the Housing Trust Fund to support affordable housing opportunities, seeking funds from public and private sources to implement or supplement the City's housing programs, in accordance with

administrative guidelines.

Objective:	Additional Funds for the Gilroy Housing Trust Fund
Responsible Agency:	Community Development
Funding Source:	Housing Trust Fund
Implementation Timeline:	Ongoing

Action 4-2.2: Expedited Project Review of Affordable Housing Developments

The City shall review development standards, processes and requirements and revise project review, processing and building plan check, as appropriate, to ensure project reviews are not constraints to the development of affordable housing.

Objective:	Establish Expedited Processing Standards
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Reviewed and adopted changes by June 2012

Action 4-2.3: Review and Revise Development Fees

The City will review required development fees including in-lieu fees, development impact fees and processing fees and revise, as appropriate, with the aim of reducing constraints for the development of residential projects.

Objective:	Review of Development Fees
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Reviewed by June 2012, fees were reduced by Building and Engineering departments

Action 4-2.4: Amend Density Bonus Ordinance

To further the effectiveness of the Density Bonus Ordinance and to be in compliance with the requirements of SB 1818, AB 2280 and Federal and State Fair Housing Law, the City shall review and revise the existing Density Bonus Ordinance, as appropriate.

Objective:	Amend Density Bonus Ordinance
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Review and revise by June 2013

Action 4.2-5: Affordable Housing through Neighborhood Districts

The City will review and revise, as appropriate, the Neighborhood District Policy to ensure that it encourages the development of housing that is affordable to a variety of income groups by comparing its features with the Residential Development Ordinance and making any changes to ensure the two policies are compatible and designed to reach the same goals.

Objective:	Encourage a diversity of housing types
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Ongoing review of Neighborhood District Policy with City Council

Action 4-2.6: Residential Development Ordinance

The City will review and revise, as appropriate, the Residential Development Ordinance to ensure that it does not pose a constraint on the maintenance, improvement and development of housing; and provides capacity to meet the City's RHNA need. Furthermore, the City will encourage the development of housing that is affordable to a variety of income groups through the Residential Development Ordinance by comparing its features with the Neighborhood District Ordinance and making any changes to ensure the two policies are compatible.

To date, unused RDO allocations have not been eliminated. The City will review the RDO's potential to eliminate unused allocations to ensure accommodation of projected housing needs. Before any unused allocations are eliminated, the City will review the remaining RDO allocations to ensure it meets the remaining RHNA need for the current planning period.

Objective:	Ensure the Residential Development Ordinance does not impede residential development
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Initial review of RDO policy by June 2012; Revise as appropriate

Action 4-2.7: Water and Sewer Service Priority

The City's Water and Sewer Service Priority Policy will be reviewed every five years starting in 2011 to ensure future affordable projects will receive service priority.

Objective:	Water and Sewer Service Priority to Lower-Income households
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Review every 5 years, starting June, 2011

Action 4-2.8: Consider Adoption of Inclusionary Zoning Ordinance

The City will consider adoption and implementation of an inclusionary zoning ordinance, which proposes a 20 percent affordable housing requirement for all new residential developments of 10 or more units.

Objective:	Review and potentially adopt and implement Inclusionary Zoning
Responsible Agency:	Community Development
Funding Source:	General Fund/Housing Trust fund
Implementation Timeline:	Currently on hold per city council direction

Action 4-2.9: Section 8 Referrals

The City will continue to provide referral services and information to City residents.

Objective:	Provide Section 8 referrals
Responsible Agency:	Community Development/ Housing Authority of Santa Clara County
Funding Source:	HUD
Implementation Timeline:	Ongoing

Policy 4-3: Provide housing opportunities for Special Needs groups

Action 4-3.1: Compliance with SB-2

In compliance with SB 2, the City will analyze and revise the existing Zoning Ordinance to allow for emergency shelters, transitional housing and supportive services to homeless individuals and families. The City will comply with the requirements of the State in the following manner:

- Provide at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the

local need for emergency shelters. The City is considering the Commercial Industrial (CM) zoning district and the Cannery District within Downtown Gilroy to allow emergency shelters without discretionary approvals if they meet the requirements in the City's Homeless Shelter Guidelines, which will be revised pursuant to Government Code Section 65583(a)(4).

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- Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards.
- Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development.
- Amend Zoning Code to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.

Objective:	Compliance with SB-2
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Within six months of Housing Element adoption

Action 4-3.2: Zoning to Encourage and Facilitate Single-Room Occupancy Units

The City shall revise the Zoning Code to establish explicit definitions for and regulatory standards addressing single-room occupancy units.

Objective:	Amend Zoning Code to Include SROs
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Review and Amend Zoning Code by June 2013

Action 4-3.3: Housing for Large Families

The City shall review and revise the Zoning Code, as appropriate, to incorporate appropriate regulatory incentives, financial incentives and other policies that encourage the development of rental housing units with 3 or more bedrooms to accommodate the needs of large families. The City shall encourage and support the development of rental and for-sale housing for large families within future affordable housing projects through

various strategies and programs that may include: assistance with site identification and entitlement processing; and modifying development standards and granting concessions and incentives.

Objective:	Encourage Large Family Housing
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Review Zoning Code by June 2013, revise as appropriate

Action 4-3.4: Housing for Persons with Disabilities

The City will continue to comply with federal and State housing laws through the implementation of its reasonable accommodation procedures. Additionally, the City will periodically review its regulations and procedures to determine any constraints on housing for persons with disabilities.

Objective:	Remove Constraints on the Development of Housing for Persons with Disabilities
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Periodically review Zoning Code and reasonable accommodation procedures.

Action 4-3.5: Development of Housing for Seniors

The City will encourage senior housing, including residential care facilities, to locate in or near residential neighborhoods that are convenient to public transit and within walking distance of shopping and restaurants. The City will consider areas for new senior housing development, and incorporate appropriate regulatory incentives, financial incentives, and other policies that encourage the development of housing for seniors. The City will continue to accept Senior only and Affordable Senior Housing projects through the RDO Exemption program to encourage the development of these projects.

Objective:	Development of Housing for Seniors
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Review Zoning Code by June 2013 and revise as appropriate

Action 4-3.6: Development of Housing for Extremely Low-Income Households

The City shall review and incorporate appropriate regulatory incentives, financial incentives and other policies that encourage the development of housing units for households earning 30 percent or less of the median family income for Santa Clara County. The City shall encourage and support the development of housing for extremely low-income households within future affordable housing projects through various strategies and programs that may include: assistance with entitlement processing; fee deferrals; and modifying development standards and granting concessions and incentives for projects that provide housing for lower income families.

Objective:	Development of household units for Extremely Low-Income households
Responsible Agency:	Community Development
Funding Source:	State and Federal Funding for multi-family housing
Implementation Timeline:	Review Zoning Code by June 2013, and revise

Action 4-3.7: Development and Conservation of Housing for Farm Workers

The City of Gilroy will continue to partner with the Santa Clara County Housing Authority and various non-profit organizations to explore and implement ways of providing affordable farm worker housing. City will assist with requests by developers for state and federal funding (USDA) for development of multi-family housing within city limits

Objective:	Housing for Farm Workers
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Outreach to Santa Clara Housing Authority and non-profit organizations annually and identify and pursue development, as appropriate

Policy 4-3.8: Consistency with the Employee Housing Act

The City will update the Zoning Code to be consistent with the Employee Housing Act (Health and Safety Code 17021), which generally requires employee housing to be permitted by-right, without a CUP, in single-family zones for less than six persons, and in agricultural zones with no more than 12 units or 36 beds.

Objective:	Consistency with Employee Housing Act
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Revise Zoning Code by June 2013

Policy 4-3.9: Review Reasonable Accommodation Procedures

The City will review the Reasonable Accommodation Procedures, specifically requirements of "Potential Benefit" and "Potential Impact," and revise, as appropriate, with the aim of reducing constraints on the development of housing for persons with disabilities.

Objective:	Review of Reasonable Accommodation Procedures
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Revise Zoning Code by June 2013

Policy 4-4: Promote fair housing standards**Action 4-4.1: Fair Housing Counseling**

The City will continue to provide funds to and contract with Project Sentinel or a comparable agency to provide fair housing assistance including landlord/tenant counseling, homebuyer assistance, and amelioration or removal of identified impediments.

Objective:	Fair Housing Counseling
Responsible Agency:	Community Development
Funding Source:	Gilroy Housing Trust Fund/CDBG
Implementation Timeline:	Ongoing contract with non-profit

5. Expanding Outreach:

Increase awareness of and participation in housing programs.

Policy 5-1: Promote partnerships in the production of various housing types**Action 5-1.1: Interagency Collaboration for Lower Cost Housing**

The City will continue participation in Countywide housing assistance programs, and collaborate with other public agencies and non-profit housing sponsors in the use of available programs to provide lower-cost housing in Gilroy.

Objective:	Interagency Collaboration
Responsible Agency:	Community Development
Funding Source:	Housing Trust Fund/CDBG
Implementation Timeline:	Ongoing

Action 5-1.2: Collaboration with Development Community

The City will continue to establish relationships with and provide technical assistance to both for-profit and non-profit development companies working in the area of affordable housing, facilitating innovative partnerships and collaborative approaches to affordable housing development. The City will especially utilize the Housing Advisory Committee to address housing issues and provide outreach to the development community

Objective:	Collaboration with Development Community
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Ongoing

Policy 5-2: Consolidate and disseminate housing related information**Action 5-2.1: Community Access to Housing Information**

To ensure the Gilroy community is provided the highest level of access to information, the City shall evaluate the effectiveness of existing outreach and community education efforts and develop a comprehensive outreach strategy. The outreach strategy will consider various methods of delivery, including print media, mailers, web-based information, and other methods that consider economic and cultural considerations unique to the City of Gilroy.

Objective:	Comprehensive Housing Resources
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Ongoing development of housing information strategy

Action 5-2.2: Annual Review of Housing Element

Pursuant to HCD Requirements, the City will conduct an annual implementation review of the Housing Element. The review will include the following information: a log of new residential development permits and completion reports; inventory of units built in the Extremely Low-, Very Low- and Low-Income categories, an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and available vacant land and zoning survey.

Objective:	Annual Housing Element Review
Responsible Agency:	Community Development
Funding Source:	General Fund
Implementation Timeline:	Annually to HCD

